BARRETT MAHONY
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Date: 08th October 2026.
FAO: Planning Department.
To: Dublin City Council.
Address: Wood Quay,
Dublin 8.

Re: Amendments to Planning Permission Reg. Ref.: ABP-308917-20 (DCC Ref: SHD0031/20) and as amended under DCC Reg. Ref.: 3406/25
Player Wills SHD, South Circular Road, Dublin 8

Dear Sir/Madam,

Barrett Mahony Consulting Engineers (BMCE) are engaged as the civil and structural engineering consultants for the permitted development referenced above.
BMCE prepared the civil engineering design and associated drawings and reports for the permitted development and subsequent amendment, addressing the following items:

- Foul drainage and water supply
- Flood risk assessment
- Surface water management

BMCE also liaised with Dublin City Council Drainage Planning Department engineers throughout the planning process.

This letter addresses these three specific items in the context of the proposed amendments to the permitted development. This letter also addresses the basement impact assessment of the minor increase in basement footprint to the permitted basement under block PW1.

<u>Foul Drainage and Water Supply</u>

Both a Confirmation of Feasibility and a Statement of Design Acceptance were obtained from Uisce Éireann for the permitted development. Subsequently, a connection agreement has been executed for the two large blocks, PW1 and PW2, and that agreement includes provision for the water demand and wastewater flows to service the two substantially smaller blocks, PW4 and PW5. As outlined in the development description, the proposed amendments to the permitted development will result in no change in water or wastewater connection sizes, location, total water demand or total wastewater flow from the permitted development, or as included in the executed connection agreement.

Managing Director ***Ciarán Kennedy***, BSc(Hons) StructEng, Dip Struct Eng, CEng, MIStructE, MIEI, FConsEI. Directors ***Vincent Barrett,*** BSc (Eng), Dip Struct Eng, MSc, DIC, CEng, MIStructE, MIEI, FConsEI. ***Brian Mahony***, BE, Dip Comp Eng, CEng, MIStructE, MIEI, FConsEI. ***John Considine***, BE, CEng, MIStructE, MIEI, FConsEI. ***Stephen O'Connor,*** BSc(Eng), Dip Struct Eng, CEng, MIStructE, MIEI, FConsEI. ***Michael Hughes*** BEng(Hons) CEng, MIEI, MIStructE, MICE, FConsEI, EurIng. ***Ciarán O'Rafferty*** BA, BAI, MIEI, MIStructE, CEng. Associate Directors ***John Cunningham***, BEng, CEng, MIEI. ***Liam McCarthy*** BEng, MPhil, MIEI, MIStructE, CEng. ***Ed Carthy*** BSc (HONS) BIM, Digital Construction. Eng. Tech. IEI.

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The detailed layouts for watermains and foul sewers within the site will remain as per the design drawings for the permitted development and as included in the connection agreement.

Flood Risk Assessment

The site-specific flood risk assessment for the permitted development established that the site is in Flood Zone C, and that when assessed in accordance with the OPW Flood Risk Management Guidelines, the development was deemed 'Appropriate' without the requirement for a Justification Test or flood mitigation measures. The proposed amendment application does not include any changes to the road, footpath, ground floor or basement entrance levels. As a result, permitted development flood risk assessment remains valid for the proposed amendment, and the development remains 'Appropriate'.

Surface Water Management

The overall Player Wills SHD stormwater management strategy included:

- Extensive Green roofs to each block roof surface.
- Intensive Green roof to the block PW2 podium over basement.
- Individual stormwater attenuation to each block prior to discharge to the public road.
- SuDS tree pits collecting road and footpath runoff.

The amendment application will maintain each of these SUDS proposals in full.
There is no proposed change to the drained area, extent of green roof or permeable paved surface in PW1, with no resultant change in the attenuation volume or discharge rate.
There is no proposed change to the drained area, extent of green roof or permeable paved surface in PW2, with no resultant change in the attenuation volume or discharge rate.
As shown in Figure 1, the proposed layout change in block PW5 result in a negligible change in the block footprint. The green roof provision, attenuation storage volume and discharge rate will remain as per the permitted development.

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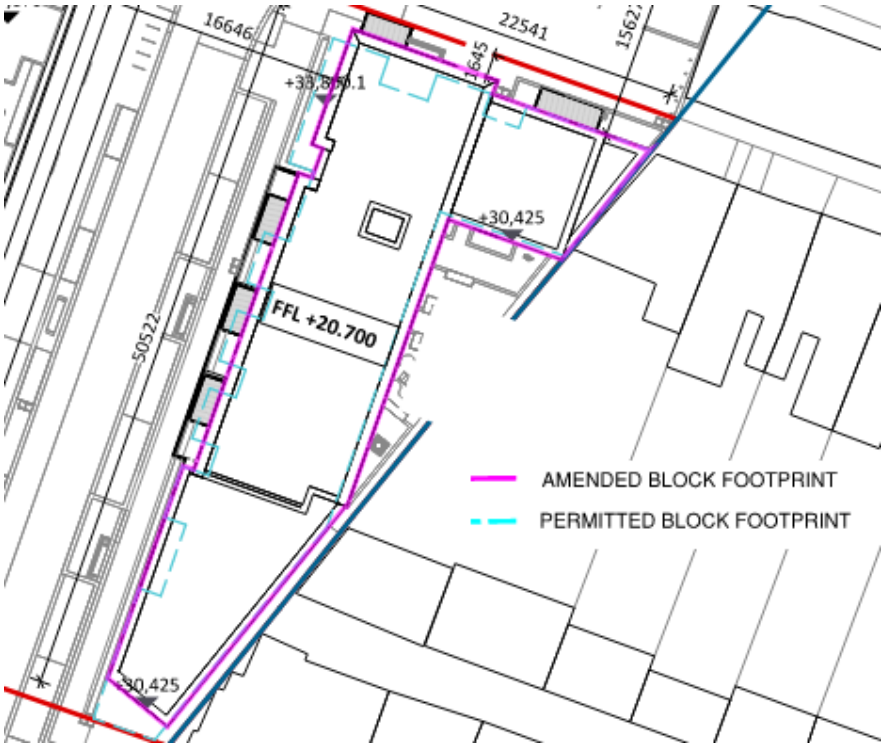


Figure 1: Block PW5 proposed versus permitted footprint

In liaison with Dublin City Council Drainage Planning Department for the previous amendment application, reference 3406/25, the extent of surface water infrastructure to be taken in charge was agreed. A subsequent post-planning submission of the stormwater drainage detailed design drawings was confirmed by DCC as compliant with the relevant condition of planning. The amendments proposed with this application will result in no change to the agreed detailed stormwater design for areas to be taken in charge by DCC.

<u>Basement Impact – Block PW1 Amendment</u>

The permitted block PW1 includes as a small basement for mechanical and electrical plant and equipment, extending to 190m^2. The proposed amendment will increase the basement to 231m^2. The proposed amendment to the basement footprint is shown in Figure 2. The basement is located in the northeast corner of the block, in an area where a portion of the existing building will be demolished and replaced with a new structure, all as per the permitted development proposal. The 41m^2 increase in basement footprint is an extremely small change in the context of the full block floor area of approximately 3500m^2. The extended basement footprint will be 8.5m from the retained façade to the east and extend no closer to the retained structure to the south than the permitted basement. The extended basement depth will be no deeper than the permitted basement depth.

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There are no existing buried services in the vicinity of the proposed basement. The foundations required for the building will not be affected by the change in basement footprint. There are no existing or proposed trees in the vicinity of the propsoed basement. As a result, it is concluded that the increase in basement footprint will have no negative impact on existing structures, buried services, existing or proposed trees or ground water flows.

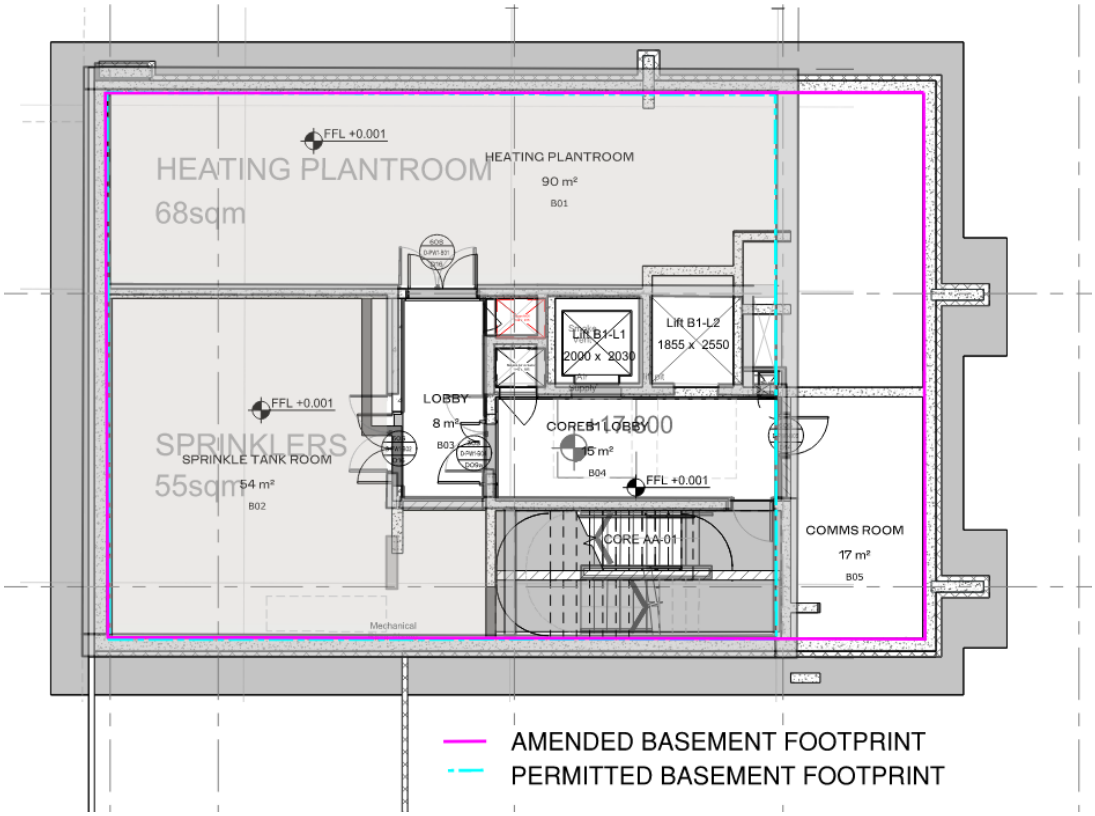


Figure 2: Block PW1 proposed versus permitted basement footprint

Yours sincerely,

Ciarán O'Rafferty
Chartered Engineer & Director
for Barrett Mahony Consulting Engineers

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Malcolm McCabe
70 Sir John Rogersons Quay
Dublin
Co. Dublin

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

29 October 2019

Dear Malcolm McCabe,

Re: Connection Reference No CDS19002980 pre-connection enquiry - Subject to contract | Contract denied

Connection for Mixed Use Development of 901 units at 275-289 South Circular Road, Dublin, Co. Dublin.

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at 275-289 South Circular Road, Dublin, Co. Dublin.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated subject to following:

Water

- New connection to the existing network is feasible without upgrade.
- The connection should be from 18'' main in South Circular Road

Wastewater

- Separate storm and foul water connection services should be provided for the Development.
- The surface and storm water from the site must be discharged only into the existing storm water network or associated alternative to a combined drainage discharge. The connection arrangement should be agreed with Dublin City County Council Drainage Division.
- At the connection application stage, the applicant is required to provided additional evidence (by way of CCTV survey inclusive of dye testing and calculations) to prove that the current surface area contributing to the combined sewer in Donore Avenue is minimum 1860 m^2 and when removed from the combined sewer the overall proposed discharge (from the Development CDS19002980 of 901 units and another Development CDS19002978 in the area of 500 units proposed to be connected via the Development) will be less than the current discharge into the combined sewer.

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

- In advance of submitting your full application to An Bord Pleanala for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.
- All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

Stiúrthóirí / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Brendan Murphy, Michael G. O'Sullivan, Maria O'Dwyer, Yvonne Harris
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

- You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.

A connection agreement can be applied for by completing the connection application form available at **www.water.ie/connections**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Marina Zivanovic Byrne from the design team on 01 89 25991 or email mzbyrne@water.ie. For further information, visit **www.water.ie/connections.**

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services